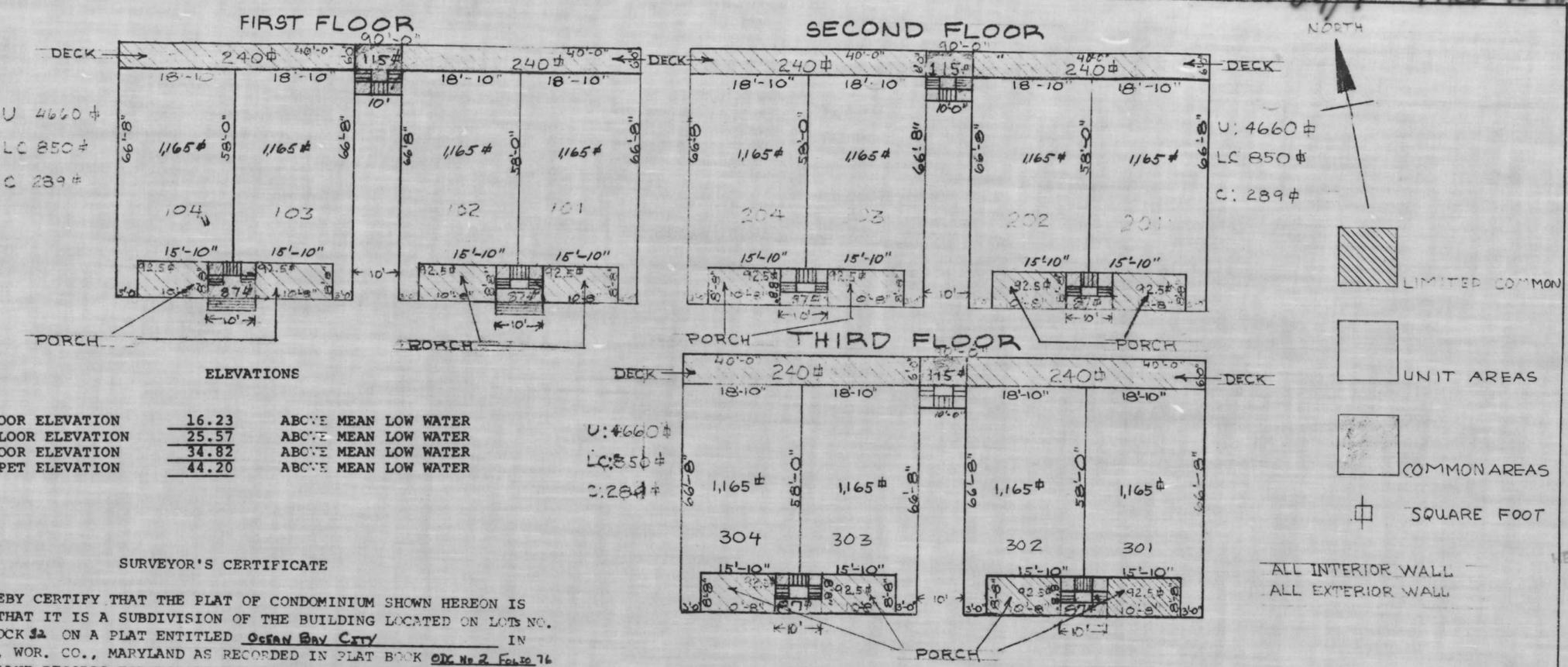


FWH 29/4 Filed 10-18-72



ELEVATIONS		
FIRST FLOOR ELEVATION	16.23	ABOVE MEAN LOW WATER
SECOND FLOOR ELEVATION	25.57	ABOVE MEAN LOW WATER
THIRD FLOOR ELEVATION	34.82	ABOVE MEAN LOW WATER
TOP PARAPET ELEVATION	44.20	ABOVE MEAN LOW WATER

U: 4660 #
LC: 850 #
C: 289 #

- LIMITED COMMON
- UNIT AREAS
- COMMON AREAS
- SQUARE FOOT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF CONDOMINIUM SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE BUILDING LOCATED ON LOTS NO. 16+17 OF BLOCK 3a ON A PLAT ENTITLED Ocean Bay City IN OCEAN CITY, WOR. CO., MARYLAND AS RECORDED IN PLAT BOOK OC No 2 Folio 76 AMONG THE LAND RECORDS FOR WORCESTER COUNTY, MARYLAND AND ALL OTHER LAND CONVEYED TO PHILIP REICHMAN AND THELMA REICHMAN DEED DATED October 27, 1971 AS RECORDED ON October 27, 1971 IN LIBER FWH 339 AT FOLIO 324 AMONG THE OFFICIAL LAND RECORDS.

THE TOTAL AREA INCLUDED ON THIS PLAT IS .275 ACRES OF LAND. THE TOTAL AREA OF THE UNITS INSIDE THE BUILDING IS 13,980 SQUARE FEET.

Jack J. Russell
ARCHITECT
2379-R
STATE OF MARYLAND
OWNERS DEDICATION

Jack J. Russell
REGISTERED ARCHITECT
Stacy J. Russell
REGISTERED PROFESSIONAL ENGINEER
No. 7113

OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF HORIZONTAL PROPERTY REGIME AS SET FORTH IN ARTICLE 21, SECTION 117-A OF THE ANNOTATED CODE OF MARYLAND (1957), 1966 REPLACEMENT VOLUME.

Philip Reichman
Thelma Reichman
ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN OF THE CONDOMINIUM SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF A SINGLE BUILDING IN OCEAN CITY, MD. AS SHOWN ON PLAT FILED AS PART OF THIS PLAN OF CONDOMINIUM.

ACB

Harry W. Kell
MAYOR OCEAN CITY, WORCESTER COUNTY
Richard C. Lowell

Jack J. Russell
REGISTERED ARCHITECT
Stacy J. Russell
REGISTERED PROFESSIONAL ENGINEER
No. 7113

APPROVED FOR PUBLIC WATER + SEWERAGE SYSTEM
WORCESTER COUNTY HEALTH DEPARTMENT
BY *James R. Insler, R.S.*
DATE: OCTOBER 18, 1972

RECORDED: _____
CONDOMINIUM PLAT BOOK: _____
PLAT NO.: _____

- NOTES**
- BUILDING IS A THREE STORY STRUCTURE CONTAINING TWELVE CONDOMINIUM UNITS.
 - EACH CONDOMINIUM UNIT AS SHOWN HEREON IS DESIGNATED BY NUMBER.
 - BEARING WALLS AS DELINEATED HEREON ARE COMMON AREAS.
 - LIMITED COMMON AREAS, DESIGNATED HEREON AS L.C.
 - THE DIMENSIONS OF EACH CONDOMINIUM UNIT. THE LIMITED COMMON AREAS AND THE COMMON AREAS ARE MEASURED FROM THE INSIDE FACES OF BEARING WALLS, DIMENSIONS HAVING BEEN TAKEN FROM THE ARCHITECTURAL PLANS FOR SAID BUILDING. THE AREAS OF EACH UNIT ARE COMPUTED ACCORDINGLY IN SQUARE FOOTAGE AND ARE DESIGNATED HEREON
 - ALL CONDUITS AND WIRE OUTLETS AND ALL OTHER UTILITY LINES, REGARDLESS OF LOCATION, SHALL CONSTITUTE PART OF THE COMMON ELEMENTS. THE STAIRWAYS ALSO CONSTITUTE PART OF THE COMMON ELEMENTS.
 - THE OWNER OF EACH UNIT SHALL OWN AN INDIVIDUAL INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE MASTER DEED.
 - BOLD LINES SHOWN HEREON INDICATE BEARING WALLS OR STRUCTURAL ELEMENTS. ALL INTERIOR BEARING WALLS ARE NOT SHOWN.

ALL INTERIOR WALL
ALL EXTERIOR WALL

SHEET 51 OF 1
PLAT OF CONDOMINIUM AND
PLANS OF BUILDING
OCEAN CITY, WORCESTER CO
MARYLAND
JACK J RUSSELL
ARCHITECT
KENSINGTON MD. PHONE 301-881-2727
SCALE: AS NOTED
DATE: APRIL 19, 1972

MSA CSU 2157-688-1

